

A-6448
Special Permit Request

Construct a driveway on private property that would measure a maximum of twenty-seven feet, nine and one-half (27'-9 ½") inches in width.

Ms. Ann Pelham Cullen &
Mr. Robert Cullen
117 East Melrose Street

**CHEVY CHASE VILLAGE
BOARD OF MANAGERS
NOVEMBER 13, 2013 MEETING**

STAFF INFORMATION REPORT

TO: BOARD OF MANAGERS
FROM: ELLEN SANDS, PERMITTING AND CODE ENFORCEMENT COORDINATOR
DATE: 11/7/2013
SUBJECT: HEARING OF CASE NO. A-6448 SPECIAL PERMIT REQUEST
MS. ANN PELHAM CULLEN AND MR. ROBERT CULLEN, 117 EAST MELROSE STREET
CONSTRUCT A DRIVEWAY ON PRIVATE PROPERTY THAT WOULD MEASURE A MAXIMUM OF
TWENTY-SEVEN FEET, NINE AND ONE-HALF INCHES (27'-9 1/2") IN WIDTH

Case Synopsis: The Applicants currently have a garage that is attached to the main house and is accessed from the rear yard by an asphalt driveway, a portion of which is shared with the abutting property to the west, 115 East Melrose Street. The Applicants have undertaken a renovation project that entails converting the existing garage into a family room, and constructing a new detached garage in the rear yard of the property. The driveway and garage apron as proposed are compliant with Village regulations, however the Applicants also wishes to construct a parking pad adjacent to the main house and, therefore, request a special permit to construct a driveway that exceeds fifteen feet in width on private property.

An important aspect of the applicants' submission is that because the driveway is shared, the portion on the Applicants property measures four feet, six inches (4'-6") in width, whereas by Code the driveway is permitted to be as wide as fifteen (15) feet on private property. The Applicants contend that the total proposed paved area is less than if a fifteen (15) foot wide driveway were installed between the front property line and the proposed garage. A drainage plan has been prepared in conjunction with the overall renovation (submitted herein for the record) and no stormwater will be directed to adjacent properties.

NOTICE REQUIREMENTS: Abutting Owners; Public Notice

APPLICABLE CHEVY CHASE BUILDING REGULATION:

The Chevy Chase Village Code § 8-26 states:

Any driveway on private property may not exceed fifteen (15) feet in width without a special permit from the Board of Managers, except that the apron in front of a two-car garage may extend the full width of the two-car garage, provided that such apron does not exceed twenty (20) feet in length.

APPLICABLE COVENANTS:

Not applicable; verification of compliance with the property's covenants is not required for Special Permit requests authorized by Sections 8-22 [fences], 8-26 [driveways] or Chapter 25 [Public Rights-of-Way] of the Village Code.

FACTUAL AND BACKGROUND INFORMATION:

The property is on the north side of the East Melrose Street cul-de-sac.

The existing asphalt driveway is shared with the abutting property to the west, 115 East Melrose Street. The width on each of the two properties is four feet, six inches (4'-6") for a total width of nine (9) feet. Both properties have garages that are accessed from the rear yard and both existing driveways exceed the allowable width in the rear yard due to the turn-around area for access to the rear-facing garages. The proposed driveway will be constructed of concrete.



Figure 1: View of the shared driveway between 115 (to the left) and 117 (to the right) East Melrose Street. The approximate location of the property line (added here as a yellow dashed line) runs down the middle of the driveway.



Figure 2: View of the existing driveway in the rear yard of the Subject Property.

The abutting neighbor at 115 East Melrose Street has filed an application to replace their portion of the driveway in the same footprint as the existing, which is being processed as an administrative special permit.



Figure 3: View of the existing garage, to be converted to a Family Room, and the existing garage apron.



P.L.

Figure 4: View of the driveway looking back toward East Melrose Street.

The proposed parking pad was initially proposed to be constructed of grass-filled cells, however after researching the material it was determined, according to the architect for the Applicants, that grass-filled cells do not stand up well to the daily traffic that the proposed parking pad is anticipated to receive. The Applicants thus decided to request a special permit to construct the proposed parking pad out of concrete.

The renovation and addition as proposed are compliant with all other applicable Village building regulations.

The Village arborist has assessed the property. There are no tree protection concerns related to the construction of the driveway or garage.

Applicable Fees: Building Permit Application: \$30; Special Permit Application Fee: \$300; TOTAL: \$330.

RELEVANT PRECEDENTS:

Many precedents for special permits related to driveways have been requests either for circular driveways or for driveways that would exceed the width of the apron abutting the garage. Many other cases were for replacement of non-compliant driveways, which can now be processed as an administrative special permit (as the request at 115 East Melrose Street will be). In this case most of the driveway is compliant and the requested parking pad is not immediately adjacent to the garage apron. The most similar precedent would be that on June 13, 1994 Mr. and Mrs. David Winstead of 5505 Kirkside Drive were **granted permission to construct a parking pad** measuring 11' x 17'. Other precedents include: On October 24, 1994 Mr. and Mrs. Charles Crisman, Jr. of 20 West Kirke Street were **granted permission to construct a "turnaround"** measuring 26' x 29' as part of a new driveway. On September 11, 1995 Brian Smith and Donna Holverson of 35 West Lenox Street **failed to obtain four affirmative votes for a "carriage court"** measuring 20' x 20'. On June 3, 1996 Mr. and Mrs. William S. Janes of 9 West Lenox Street, were **granted a special permit to install a "turnaround"** measuring a maximum of approximately 44' in front a new two-car garage. (Subsequent purchasers of the property, Mr. and Mrs. Steven Conley, returned to the Board for additional expansion of the driveway in 2007 and 2010- see below). On July 8, 1996 Mr. Jeff Foster and Ms. Candice Will of 4109 Oliver Street were **granted a special permit to relocate** a triangular portion of their parking pad so as to create a rectangular parking pad of approximately 25' x 20'. On November 9, 1999, Ms. Susan Gallagher and Mr. Michael Williams were **granted permission to expand** an existing driveway an additional fifteen (15) feet, increasing the total width of the driveway to forty-five (45) feet at the property line (this abuts Brookville Road and the area effectively acts as a parking pad). On July 20, 2006 Mr. and Mrs. Z.G Diznab of 142 Hesketh Street were **granted a special permit to replace and widen** an existing concrete driveway which would have a total maximum width of 25' at the entrance to a three-car garage. On April 19, 2007 Mr. Dane Butswinkas and Ms. Megan Rupp of 3 Newlands Street were **granted a special permit to construct** a garage apron, a portion of which would measure a maximum of 30'-9" in front of an existing two-car

garage. In December 2007 and September 2010, Mr. & Mrs. Stephen C. Conley of 9 West Lenox Street were granted a special permit to **replace and expand** an existing gravel driveway with a paver driveway. The proposed apron and turnaround area would be located on private property and would have a maximum width of fifty-four (54) feet. In June of 2012, Mr. and Mrs. Tony Schall of 103 Grafton Street were **granted permission to replace [and expand]** an existing asphalt and concrete driveway with a wider cobblestone driveway that would measure a maximum of sixteen (16) feet in width in the front (south) yard of the property. (There is no garage at the property and the Applicant wanted to be able to park two cars in the driveway.) In July 2012, Mr. and Mrs. Thomas Conaghan of 5628 Western Avenue were **granted a special permit to widen** an existing concrete driveway that would measure a maximum of forty (40) feet in width in the rear (north) yard of the property. A portion of the existing driveway would be removed. (The property abuts Western Avenue, which has parking restrictions, hence the Applicants requested additional parking in the rear yard, accessed by the private alley.) In June of 2013 Mr. and Mrs. Peter Wellington of 18 West Lenox Street were **granted permission to replace and widen** an existing asphalt driveway, a portion of which would measure a maximum of twenty feet, three and one-half inches (20'-3 1/2") in width. (The Applicants requested the additional width in order to navigate the driveway to the detached garage at the rear of the property.)

FINDINGS REQUIRED:

1. The proposed special permit would not adversely affect the public health, safety or welfare, nor the reasonable use of adjoining properties;
2. The proposed special permit can be granted without substantial impairment of the intent and purpose of this chapter; and
3. For all special permits, except for special permits authorized by Sections 8-22, 8-26 or Chapter 25 of the Village Code, the structure authorized by the proposed special permit would not violate any covenant applicable to the property [not applicable in this case].

Draft Motions

I move to direct staff to draft a decision APPROVING/DENYING the special permit request in Case A-6448, to construct a driveway on private property that would measure a maximum of twenty-seven feet, nine and one-half inches (27'-9 1/2") in width, based on the findings that ...

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 13th day of November, 2013 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6448
MS. ANN PELHAM CULLEN &
MR. ROBERT CULLEN
117 EAST MELROSE STREET
CHEVY CHASE, MARYLAND 20815**

The applicants have filed a request for a special permit pursuant to Section 8-11 of the Chevy Chase Village Code to construct a driveway on private property that would measure a maximum of twenty-seven feet, nine and one-half inches (27'-9 1/2") in width.

The Chevy Chase Village Code § 8-26 states:

Any driveway on private property may not exceed fifteen (15) feet in width without a special permit from the Board of Managers, except that the apron in front of a two-car garage may extend the full width of the two-car garage, provided that such apron does not exceed twenty (20) feet in length.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.


This notice was emailed (where possible) and mailed to abutting and confronting property owners on the 30th day of October, 2013.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

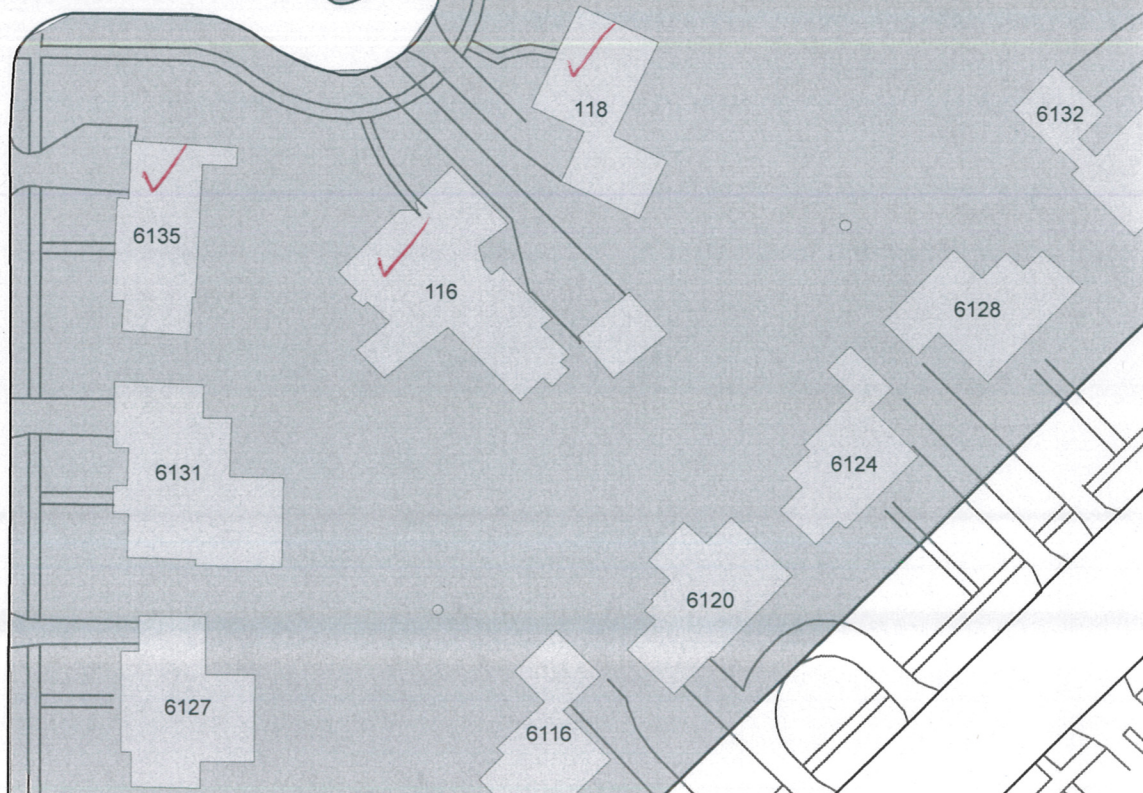
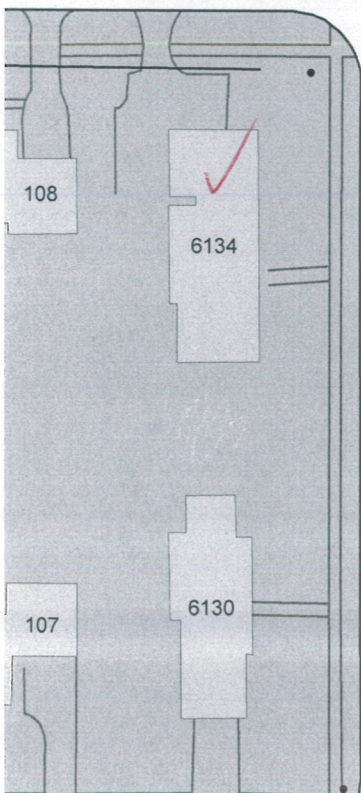
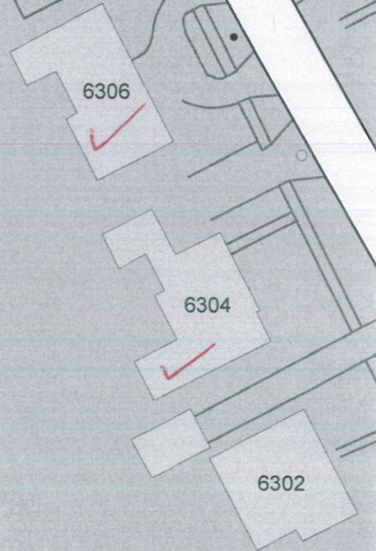
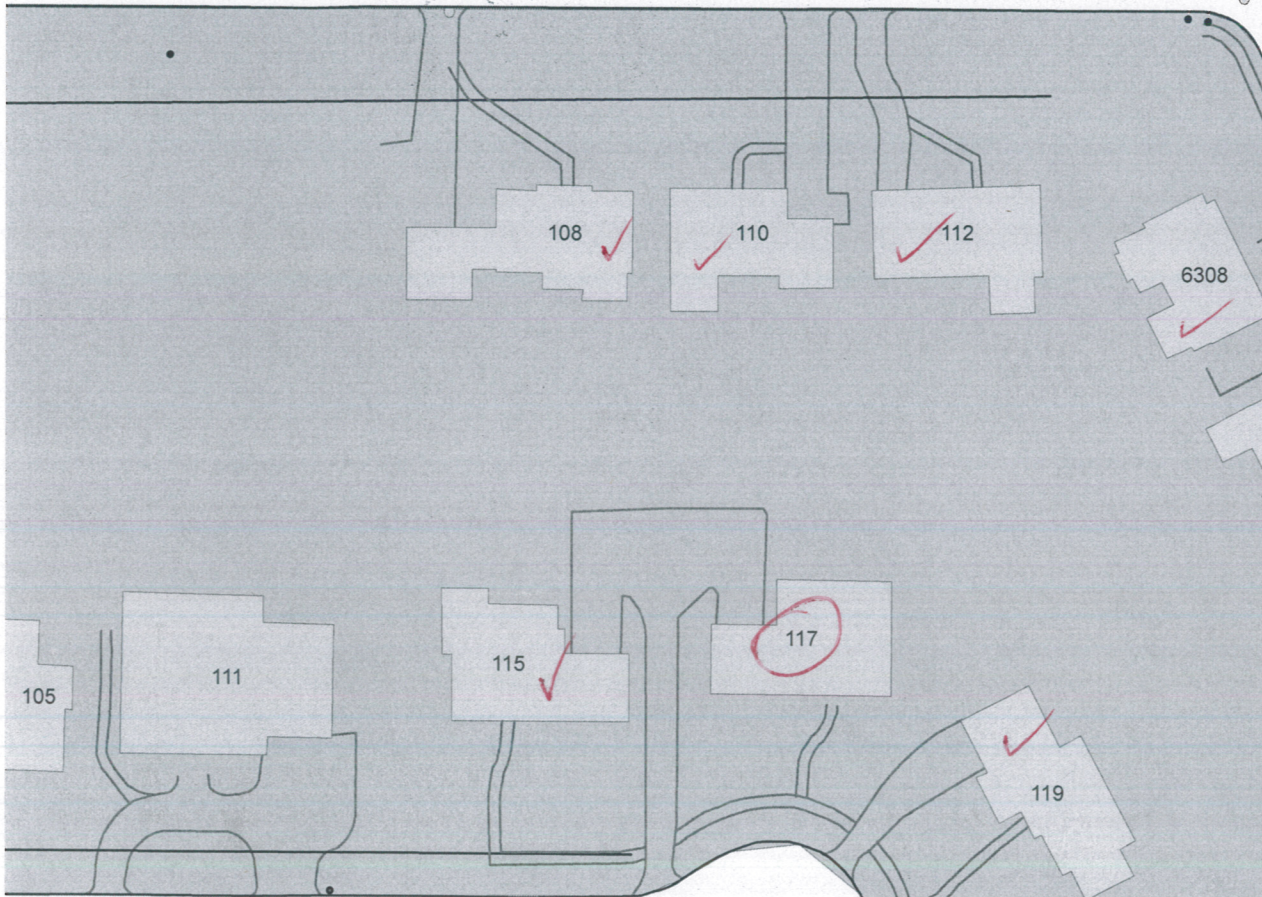
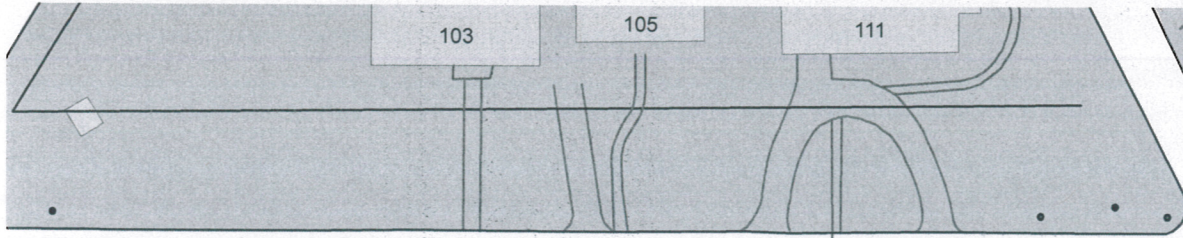
MAILING LIST FOR APPEAL A-6448

**MS. ANN PELHAM CULLEN &
MR. ROBERT CULLEN
117 EAST MELROSE STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
Mr. Richard Ruda Or Current Resident 108 Newlands Street Chevy Chase, MD 20815	Ms. Sara G. Dash Or Current Resident 110 Newlands Street Chevy Chase, MD 20815
Mr. & Mrs. R. Michael Sweeney Or Current Resident 112 Newlands Street Chevy Chase, MD 20815	Mr. & Mrs. Marc L. Fleischaker Or Current Resident 6308 Broad Branch Road Chevy Chase, MD 20815
Ms. Mary B. Barton & Ms. Beth Biegelson Or Current Resident 6306 Broad Branch Road Chevy Chase, MD 20815	Ms. Melissa M. Turner & Mr. Karl Eric De Jonge Or Current Resident 6304 Broad Branch Road Chevy Chase, MD 20815
Mr. & Mrs. Patrick O'Brien Or Current Resident 115 East Melrose Street Chevy Chase, MD 20815	Mr. & Mrs. Kelly Kramer Or Current Resident 119 East Melrose Street Chevy Chase, MD 20815
Mr. & Mrs. Philip R. Bevan Or Current Resident 118 East Melrose Street Chevy Chase, MD 20815	Ms. Darlene M. Trandel & Mr. Keith M. Korenchuk Or Current Resident 116 East Melrose Street Chevy Chase, MD 20815
Mr. & Mrs. Benjamin Rippeon Or Current Resident 6134 Nevada Avenue Chevy Chase, MD 20815	Mr. & Mrs. Jose Rodriguez Or Current Resident 6135 Nevada Avenue Chevy Chase, MD 20815


I hereby certify that a public notice was mailed to the aforementioned property owners on the 30th day of October, 2013.

**Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**





October 30, 2013

Ms. Ann Pelham Cullen &
Mr. Robert Cullen
117 East Melrose Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Cullen:

Please note that your request for a special permit to construct a driveway that exceeds fifteen (15) feet in width at your property is scheduled before the Board of Managers on Wednesday, November 13, 2013 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

Should the Board approve your request for a special permit to construct the proposed work, all applicable permits from the Village and Montgomery County must be obtained prior to commencing the work. For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

PATRICIA S. BAPTISTE
Chair

MICHAEL L. DINGER
Vice Chair

RICHARD M. RUDA
Secretary

DAVID L. WINSTEAD
Assistant Secretary

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ELISSA A. LEONARD
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

Chevy Chase Village
Building Permit Application for
Driveways and Other Features at Grade

Permit No: 6448

Property Address: 117 EAST MELROSE STREET

Resident Name: ANN PELHAM & ROBERT CULLEN

Daytime telephone: (301) 652-3423

Cell phone:

After-hours telephone:

E-mail: RCULLEN@YAHOO.COM ANN.PELHAM@GMAIL.COM

Primary Contact for Project:

☐ Resident

☒ Architect

☐ Project Manager

☐ Contractor*

*MHIC/MD Contractor's License No. (required):

Primary Contact Information:

Name: LUKE OLSON

Daytime telephone: (202) 333-2021 After-hours telephone:

E-mail: LOLSON@GTMARCHITECTS.COM

Check all that apply:

☒ Driveway (If a new curb cut is required, note additional fee.)

☐ Walkway

☒ Patio, terrace, or deck at grade

Check all appropriate boxes:

Feature is: ☒ new

☐ an enlargement of an existing feature; and/or

☒ being relocated.

☐ Feature is a replacement in-kind and in the same location.

Description of project: New patio in rear yard & alteration of existing driveway to serve new garage & provide parking pad.

To be completed by Village staff:

Is this property within the historic district?

Yes ☐

No ☒

Staff Initials: ES

Date application filed with Village: 10/21/13

Date permit issued: _____

Expiration date: _____

Guidelines for Building, Replacing and Maintaining Driveways

Village Code states that any person intending to install, replace or alter a driveway, or any material part thereof, must first obtain a Building Permit from the Village office. (Residents within the Historic District must also obtain a Historic Area Work Permit; please contact the Historic Preservation Commission directly.)

Driveways are regulated in three areas: (1) the portion of the driveway located on private property, (2) the portion of the driveway that crosses the public right-of-way, and (3) the driveway apron, which is the portion of the driveway that meets the public street. Please refer to the illustration below for an example of these components.

(1) Driveways on Private Property

Driveways on private property may be installed using any material the resident chooses (although residents within the Historic District must consult with HPC), provided that the driveway does not exceed fifteen feet (15') in width. Village Code allows residents to install a wider garage apron—the section of a driveway just forward of a garage—for two-car garages. The apron in front of a two-car garage may extend the full width of the two-car garage for a distance up to twenty feet (20') from the face of the garage. The Code applies this accommodation only for two-car garages.

(2) Driveways on the Public Right-of-Way

All driveways must cross the public right-of-way to access the street, but where private property ends and the public right-of-way begins ends is not always consistent from street to street, and may even vary from block to block (as discussed above). The first step is to determine where the right-of-way begins in front of your property. Your proposed driveway cannot exceed ten feet (10') in width where the driveway crosses the right-of-way. Also, if your driveway (whether new or replacement) crosses or intersects with a public sidewalk, the sidewalk material must be restored/maintained across the driveway so as to create a continuous public sidewalk of consistent material type.

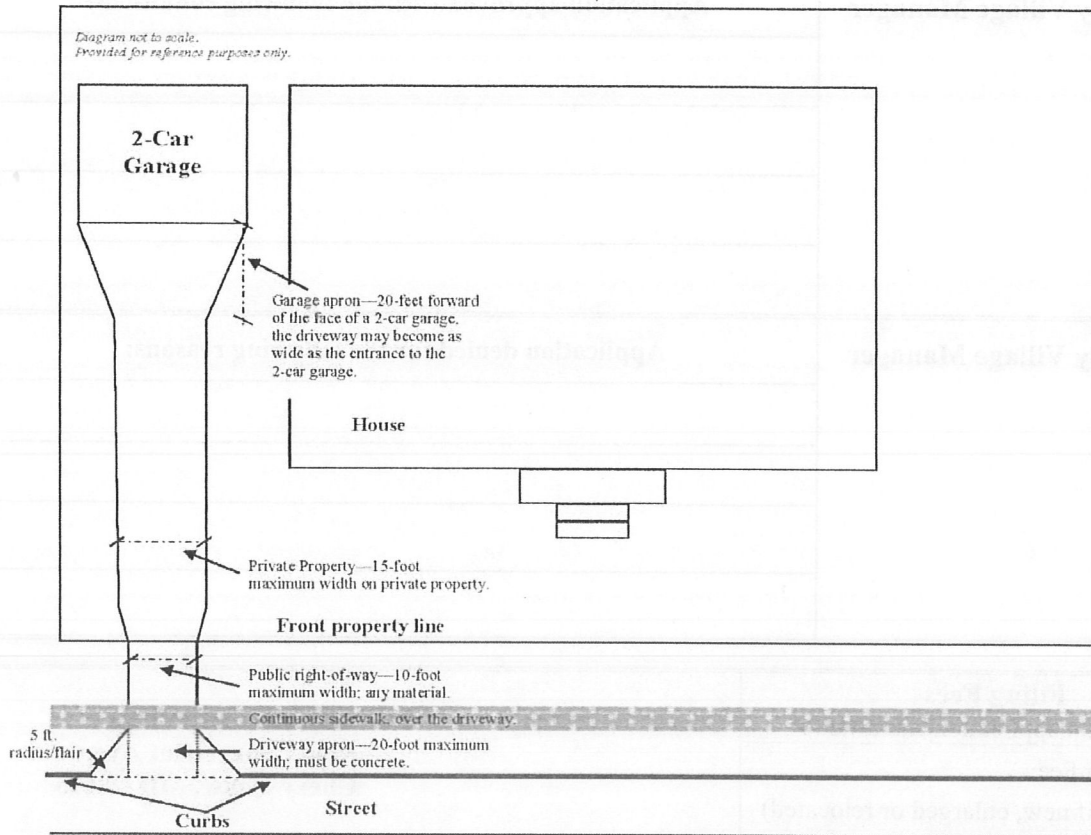
(3) Driveway Aprons

The driveway apron is the portion of the driveway that meets the public street. In addition to the ten foot (10') maximum width of the driveway where the driveway crosses the public right-of-way, the Village Code allows a five foot (5') radius on either side to establish the driveway apron, thereby allowing a maximum width at the curb of twenty feet (20'). While driveways on private property may be installed in any material or color that residents choose, the Village Code specifies that the driveway apron must be installed using concrete in accordance with current Montgomery County standards. Thus, no matter the material used for the driveway itself, the apron must be concrete.

Village Code limits the number of curb cuts permitted per property to one. Accordingly, residents who wish to install a circular driveway will need to request a variance from the Board of Managers.

Unlike other improvements in the public right-of-way, a **License to Use the Public Right-of-Way** is not required to install or replace driveways or driveway aprons. Replacement of a driveway apron is the sole responsibility of the adjoining property owner, not the Village.

Example:



Building Permit Application Filing Requirements

Application will not be reviewed until the application is complete

- ☐ Copy of stamped approved plans from Montgomery County.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness) showing exact location of existing and proposed features.
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fee schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when permit is issued). Amount will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days. If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed. No signs advertising any service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: *Ann Pelham Cullen* **Date:** *10/17/13*

For Use By Village Manager	Application approved with the following conditions:
DENIED OCT 22 2013 Chevy Chase Village Manager	Application denied for the following reasons:
	<i>Dana Galt</i>
	<i>Proposed driveway exceeds</i>
	<i>maximum allowed width on</i>
	<i>private property.</i>

Filing Fees (due when application submitted)	Checks Payable to:
Permit Filing Fee: <input checked="" type="checkbox"/> \$30.00 (if new, enlarged or relocated) <input type="checkbox"/> \$15.00 (if a replacement in-kind and in the same location) <input type="checkbox"/> \$50.00 for new curb cut. <input type="checkbox"/> \$50.00 for construction in the Public Right-of-Way.	Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <i>assessed w/ bldg. permit</i> <input checked="" type="checkbox"/> Not required for this project	
TOTAL Fees: <i>\$30.00</i>	Date: <i>10/23/13</i> Staff Signature: <i>[Signature]</i>
Damage Deposit/Performance Bond <input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: _____ Village Manager Signature: _____

For Village Staff use: Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
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Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1(aa) defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property: 117 East Melrose Street	
Describe the Proposed Project: Alter existing driveway to provide non-conforming parking pad.	
Applicant Name(s) (List all property owners): ANN PELHAM + ROBERT CULLEN	
Daytime telephone: (301) 652-3423	Cell:
E-mail: RBCULLEN@YAHOO.COM ANN PELHAM@GMAIL.COM	
Address (if different from property address):	
For Village staff use:	
Date this form received: 10/23/13	Special Permit No: A-6448

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☐ Completed Chevy Chase Village Application for a Special Permit (this form)
- ☐ Completed Chevy Chase Village Building Permit Application
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☐ Copy of Covenants, except for special permits authorized by Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☐ Applicable special permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: Ann Pelham Cullen

Date: 10/17/13

Applicant's Signature: [Signature]

Date: 10/22/13

Describe the basis for the special permit request (attach additional pages as needed):

Describe the reasons why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

SEE ATTACHED

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

SEE ATTACHED

In exercising its powers in connection with a special permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. Fee Paid: \$300.00	Date Paid: 10/23/13 Staff Signature: [Signature]
	Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on: Date: _____ Signature: _____ Village Manager

Describe the reason why approval of the special permit would not adversely affect the public health, safety or welfare or the reasonable use of the adjoining property:

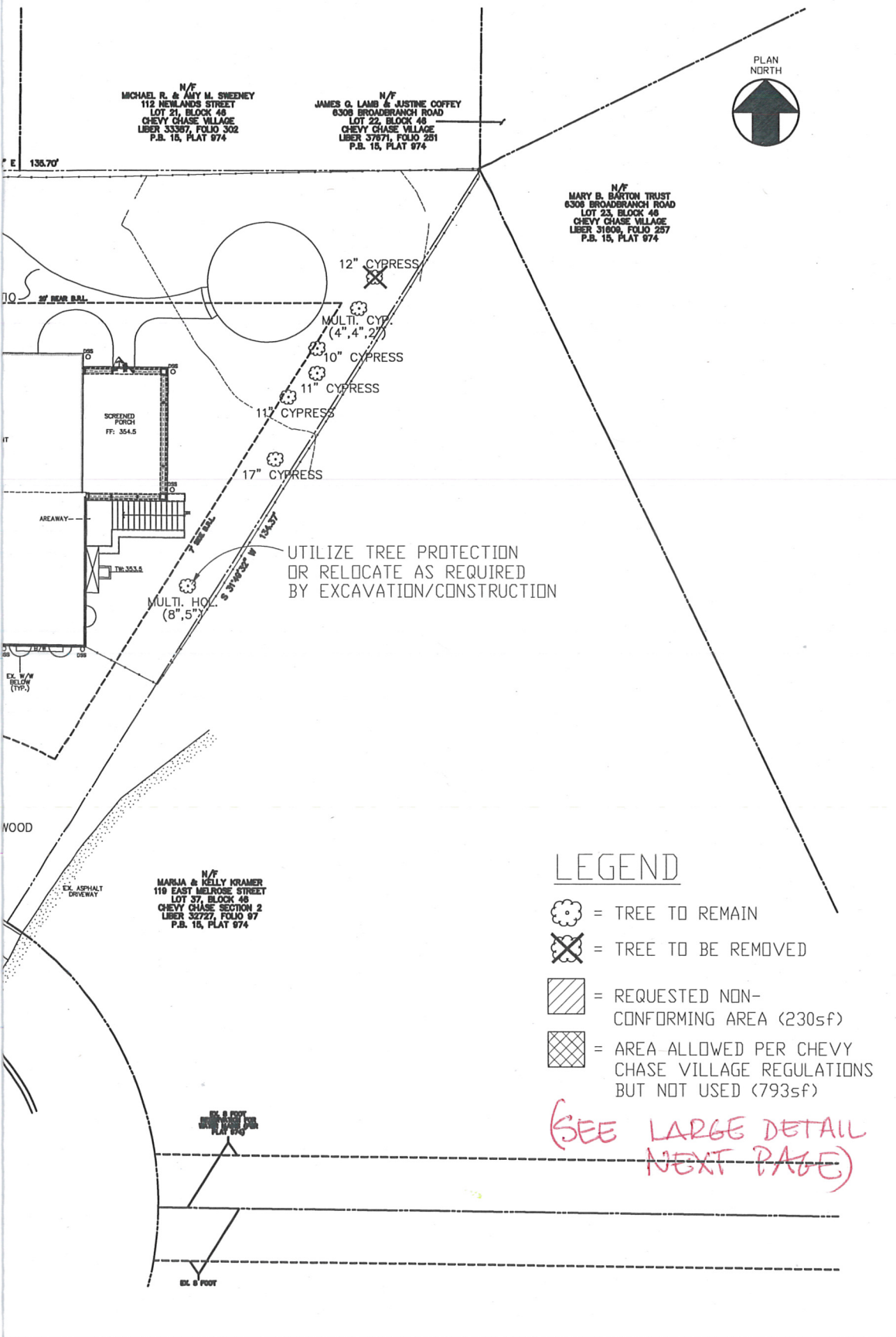
The requested non-conforming parking space is not visible from the street and does not block vistas. It will not restrict air circulation or adversely affect the O'Briens use and enjoyment of their property at 115 East Melrose. It does not adversely change the character of the property or create unsafe conditions. It will not negatively affect the management of stormwater on-site.

Describe the reasons why the special permit can be granted without substantial impairment of the intent and purpose of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

As shown in the site plan, the total proposed driving/parking surface is much less than what would be allowable by Chevy Chase Village code if we were to install a typical driveway and garage apron on the lot. The existing property shares a driveway with the neighboring lot at 115 East Melrose, and as such uses only a portion of the allowable 15' driveway width. The proposed garage apron is also smaller than what is allowable by code.

Since the driveway is shared, Bob and Ann cannot park in the driveway without blocking access to the O'Briens garage and parking area. The property is also located in a small cul-de-sac where street parking is limited. Bob and Ann would like to provide off-street parking for themselves or guests that will not block the driveway.







GTM ARCHITECTS
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX





117 EAST MELROSE STREET
 CHEVY CHASE, MD 20815
 SITE PLAN

PELHAM-CULLEN RESIDENCE

REVISIONS:	
DD PROGRESS SET 08-24-13	
CD PROGRESS SET 10-10-13	
DRIVEWAY PERMIT	
APPLICATION 10-21-13	
SEAL:	
<small>COPYRIGHT 2013, GTM ARCHITECTS, INC.</small> DRAWN BY: <div style="text-align: center;">LEO</div> CHECKED BY: <div style="text-align: center;">RV/GTM</div> SCALE: <div style="text-align: center;">AS NOTED</div> DATE: <div style="text-align: center;">AS NOTED</div> PROJECT NO. <div style="text-align: center;">12.0391</div> DRAWING NO.	

SP.1

LEGEND

 = TREE TO REMAIN
 = TREE TO BE REMOVED
 = REQUESTED NON-CONFORMING AREA (230sf)
 = AREA ALLOWED PER CHEVY CHASE VILLAGE REGULATIONS BUT NOT USED (793sf)

(SEE LARGE DETAIL NEXT PAGE)

CK O'BRIEN
SE STREET
CK 48
VILLAGE
FOLIO 213
AT 974

39

Y BRICK
ASEMENT
STREET

NEW CONCRETE DRIVEWAY
WITH BRICK BORDER TO
REPLACE EXISTING

EX. ASPHALT
DRIVEWAY TO BE
RELACED

EX. SHARED
ASPHALT DRIVEWAY
TO BE REPLACED

EX. SHARED
ASPHALT DRIVEWAY
TO BE REPLACED

TW. 348.1

EX. CONCRETE
APRON

EX. CONC. CURB & GUTTER

NEW
DETACHED
GARAGE
GF: 352

FLAGSTONE PATIO

TWO-STORY BRICK
ADDITION WITH BASEMENT
FF: 354.5
BF: 345.4

(46)
LOT 38
11,117 SF
EX. TWO-STORY BRICK
HOUSE WITH BASEMENT
117 E. MELROSE STREET
FF: VARIES
BF: 345.4





FF: 354.6
EX. COV.
CONC. STOOP
5'x2'

EX. W/W
BELOW
(TYP.)

4" DOGWOOD

L=61.76' R=50.00'

LEGEND

-  = TREE TO REMAIN
-  = TREE TO BE REMOVED
-  = REQUESTED NON-CONFORMING AREA (230sf)
-  = AREA ALLOWED PER CHEVY CHASE VILLAGE REGULATIONS BUT NOT USED (793sf)

EAST MELROSE STREET
(60' R/W)

Chevy Chase Village
Website Posting Notice
for Appeal, Special Permit & Variance Hearings

Case Number:

Hearing Date:

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at <www.chevychasevillagemd.gov> for review by the general public.

Applicant/Appellant Name: ANN PELHAM CULLEN

Address: 117 EAST MELROSE ST, CHEVY CHASE, MD

Telephone:

E-mail: ANN.PELHAM@GMAIL.COM

Applicant/Appellant Signature: 


Agent Name for applicant/appellant (if necessary): LUKE OLSON

Telephone: (240) 333-2021

Address: 7735 OLD GEORGETOWN RD SUITE 700 BETHESDA MD 20814

E-mail: LOLSON@GTMARCHITECTS.COM

Signature of agent: 

Village staff initials: 

Date: 10/23/13